

X
68-86

WARRANTY DEED

NO TRANSFER
TAX PAID

Know All Men By These Presents

007260

That we, **George A. Roderigue and Jeannette L. Roderigue** of Winslow, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Jeannette L. Roderigue** of Winslow, County of Kennebec and State of Maine, and whose mailing address is RR 3, Box 1400, Winslow, ME 04901, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Jeannette L. Roderigue, her heirs and assigns forever,

A certain lot or parcel of land, located in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Being a portion of Lot 273 as shown on a Plan of Libby Heights recorded November 4, 1919 in the Kennebec County Registry of Deeds in Plan Book 7, Pages 22 and 23, commencing at the southwest corner of said Lot 273 at the intersection of Central Avenue and Southern Park Street, now known as Broadway; thence easterly along the southerly line of Lot 273 a distance of ninety-nine (99) feet to a pin at the southeasterly corner of said lot; thence northerly along the easterly line of Lot 273 sixty-six (66) feet to a pin, said point being the northeasterly corner of said Lot 273; thence westerly at an angle from the northerly line of said Lot 273 a distance of one hundred two and one-half (102.5) feet to a point in the westerly line of Lot 273 on the easterly line of Central Avenue, at a distance of fourteen (14) feet southerly of the northwest corner of Lot 273; thence southerly along the southerly line of Lot 273 and the easterly line of Central Avenue to the point begun at.

Meaning and intending to convey all that portion of Lot 273 excepting a small triangle at its northerly side measuring one hundred two and one-half (102.5) feet by fourteen (14) feet by ninety-nine (99) feet.

For Grantors' source of title, reference is made to a Warranty Deed of Stephen P. Moores and Anna J. Moores to Grantors dated November 30, 1990 and recorded in the Kennebec County Registry of Deeds in Book 3840, Page 294.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Jeannette L. Roderigue, her heirs and assigns, to her and her use and behoof forever.

AND we do COVENANT with the said Grantee, her heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said George A. Roderigue and Jeannette L. Roderigue have hereunto set our hands and seals this 30th day of March, 1998.

Signed, Sealed and Delivered
in the presence of

William P. Subord
Witness

George A. Roderigue
George A. Roderigue

William P. Subord
Witness

Jeannette L. Roderigue
Jeannette L. Roderigue

68-86

STATE OF MAINE
County of Kennebec, ss.

Dated: March 30, 1998.

Personally appeared before me on the day and year aforesaid the above-named,
George A. Roderigue and Jeannette L. Roderigue, and acknowledged that the foregoing
instrument to be their free act and deed.

Before me,

William P. Dubord

William P. Dubord, Notary Public
My commission expires: 6/26/2001



RECEIVED KENNEBEC SS.

1998 APR -2 AM 9:00

ATTEST: Theresa B. Mann
REGISTER OF DEEDS